



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, APRIL 11, 2006

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR RALPH LYLE
VICE-CHAIR ROBERT J. BENICH
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: March 21, 2006 and March 28, 2006

PUBLIC HEARINGS:

- 1) **GENERAL PLAN AMENDMENT, GPA-05-06/ URBAN SERVICE AREA, USA-05-01/
ZONING AMENDMENT, ZA-05-27/ANNEXATION, ANX-05-18: SANTA TERESA-
BLACKROCK:** Proposed amendments to the plans of the City of Morgan Hill regarding an 18-acre parcel located at the southwest corner of the intersection of Santa Teresa Blvd. and Watsonville Rd. Proposed are the following actions: amendment to the Morgan Hill General Plan Land Use Diagram, changing the land use designation of the parcel from County Rural to Residential Estate, pre-zoning the parcel RE 40,000 (RPD), including the parcel within the City's Urban Service Area, and annexing the parcel into the city limits. (APN 779-02-002)

Recommendations: Approve by Minute Action,

- 1) Adoption of Resolution No. 06-42 approving General Plan Amendment;
- 2) Adoption of Resolution No. 06-43 approving Urban Service Area;
- 3) Adoption of Resolution No. 06-44 approving Zoning Amendment;
- 4) Adoption of Resolution No. 06-45 approving Annexation.

- 2) **USE PERMIT, UP-06-03: VINEYARD-CONGREGATION EMETH:** A request for the approval of a conditional use permit for a 7,743 sf. Jewish synagogue on a 1.4-acre site located in the southwest quadrant of the intersection of Vineyard Ct. and Vineyard Blvd. The site is zoned Light Industrial. (APN: 817-05-076)

Recommendation: Open Public Hearing/Adopt Resolution approving use permit request.

- 3) **USE PERMIT AMENDMENT, UPA-89-02: E. DUNNE-ROBISON:** A request for approval to amend the conditional use permit to allow for a luxury kitchen and bath fixture store in an existing building at 700 E. Dunne Ave., Suite D. The subject site is zoned Light Industrial. (APN 817-11-030).

Recommendation: Open Public Hearing/Adopt Resolution approving use permit request.

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- 4) **VACATION OF MIRA LAGOS DRIVE-CITY OF MORGAN HILL:** A request for the approval to vacate Mira Lagos Dr. The subject area is approximately 6,970 square feet (0.16 acres), which is a dead end stub street extending off of Mira Bella Cir. (APNs 817-26-093 & 094)

Recommendation: Open Public Hearing/Adopt Resolution recommending City Council approval of request.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE APRIL 25, 2006 MEETING:

- **GPA-06-01: Laurel-City of M.H./RDA**
- **ZA-06-02: Laurel-City of M.H./RDA**
- **SD-06-03: Cochrane-Mission Ranch**
- **GPA-04-02: City of M.H.-Amend Circulation Policy & LOS Policy for Unsignalized Intersections**
- **Review of the FY 06/07 Capital Improvements Program (CIP) for Consistency with the General Plan**
- **General Plan Update Review**
- **Update on CALTRANS Fencing**
- **RDCS Quarterly Report**
- **Multi-Family Vacancy Rate Report**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

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If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.